

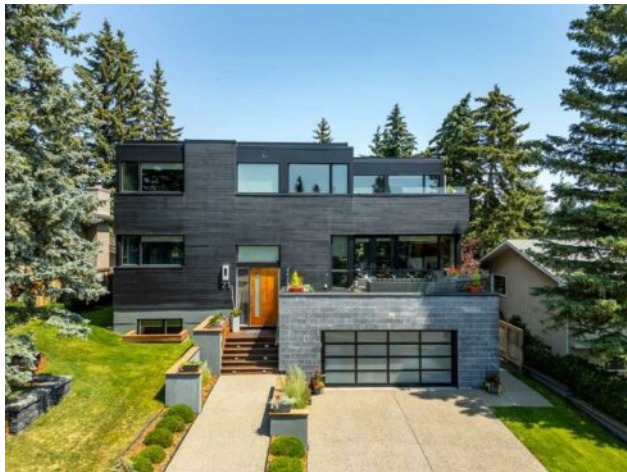


**GRASSROOTS**  
REALTY GROUP

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**71 Coleridge Crescent NW**  
**Calgary, Alberta**

**MLS # A2198548**



**\$2,269,000**

<b>Division:</b>	Cambrian Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,669 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Aggregate, Front Drive, Garage Door Opener, Heated Garage, Tandem, Triple		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Garden, Landscaped, Lawn, Priv		

**Heating:** Boiler, Fan Coil, In Floor, Forced Air, Natural Gas

**Water:** -

**Floors:** Ceramic Tile, Concrete, Hardwood

**Sewer:** -

**Roof:** Flat Torch Membrane

**Condo Fee:** -

**Basement:** Finished, Full, Walk-Out To Grade

**LLD:** -

**Exterior:** Aluminum Siding , Cedar, Stone, Stucco

**Zoning:** R-CG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Steam Room, Storage, Track Lighting, Walk-In Closet(s), Wired for Sound

**Inclusions:** built-in Thermador cappuccino machine, steam oven, vacuflo roughed in, TVs (6), TV Wallmounts (6), Built-in Speakers, 2 A/C Units, 2 Furnaces, Hot Tub,

Discover this West Coast-inspired architectural masterpiece, offering over 4,000 sqft of impeccably designed living space, complemented by 1,100 sqft of luxurious outdoor patios. Positioned on an elevated 0.18 acre lot amidst mature trees, this home offers mountain and city views, surrounded by beautifully landscaped gardens. Located on a peaceful crescent in Cambrian Heights this home offers a rare blend of tranquility and connectivity. Just a short commute from downtown, hospitals and walking distance to Nose Hill Park, Confederation Park, and the Calgary Winter Club, it delivers both convenience and the ultimate in outdoor recreation. Nearby access to many great schools including Edelweiss Preparatory (walking), Collingwood Spanish Immersion (5 mins), Westmount (10 mins) & Delta West (15 mins), making it ideal for families. As you enter through the custom cedar door you are welcomed into a sophisticated open-concept layout, where thoughtful design merges indoor and outdoor living spaces. Expansive windows and glass railings invite abundant natural light. This smart layout creates various family zones for everyone to enjoy their own space. The open-concept kitchen, dining, and living room areas are highlighted by a feature tempered glass floor between the main and lower levels, creating the ultimate setting for entertaining. The kitchen is a chef's dream, featuring custom walnut cabinetry that extends to the ceiling, a stunning glass backsplash, a 12ft island with quartz countertops, and top-of-the-line Thermador appliances. The main floor also includes two spacious bedrooms with a shared bath plus guest powder room. Proceed up the open riser staircase to the upper level where you will find your primary retreat which offers a custom king-sized bed, generous walk-in closet, and spa-like ensuite with a steam shower. The open loft space, ideal for a home

office, art studio or quiet relaxation, opens onto a private patio, where a hot tub awaits with city and mountain views. The lower level features 9ft ceilings, heated concrete floors, spacious games/multipurpose room, family room and two additional large bedrooms. Walk out to an outdoor oasis featuring impeccably landscaped gardens with tiered rundlestone/wood planters and large patio with a feature wood-burning fireplace - the perfect place to host an outdoor party or enjoy a peaceful evening. Completing this home is a triple tandem heated garage with epoxy floors and custom built-ins, offering ample space for vehicles and storage. This thoughtfully designed home is a must-see, with every detail considered and evidenced in the exceptional quality, high-end finishes, and craftsmanship. This is not just a home; it is a lifestyle nestled in a community undergoing significant transformation, truly a hidden gem.